

165.0

0002

0001.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

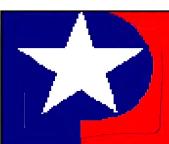
903,900 / 903,900

USE VALUE:

903,900 / 903,900

ASSESSED:

903,900 / 903,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
28-30		SURRY RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SHEA ELAINE M	
Owner 2:	
Owner 3:	
Street 1: 9 LINCOLN ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: N

Source: Market Adj Cost	Total Value per SQ unit /Card: 377.06	/Parcel: 377.06
-------------------------	---------------------------------------	-----------------

Legal Description								User Acct
								109019
								GIS Ref
								GIS Ref
								Insp Date
								07/25/18

## USER DEFINED

Prior Id # 1:	109019
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	15:30:51
LAST REV Date	Time
02/12/21	10:54:53
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS OWNER

Owner 1: SHEA ELAINE M ETAL/ TRUSTEES -

Owner 2: WILLIAM E SHEA REVOCABLE TRUST -

Street 1: 9 LINCOLN ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2397 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5040	Sq. Ft.	Site			0	70.	1.13	8									399,839						399,800	

PREVIOUS ASSESSMENT								Parcel ID	165.0-0002-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	504,100	0	5,040.	399,800	903,900		Year end	12/23/2021
2021	104	FV	481,300	0	5,040.	399,800	881,100		Year End Roll	12/10/2020
2020	104	FV	481,300	0	5,040.	399,800	881,100	881,100	Year End Roll	12/18/2019
2019	104	FV	375,400	0	5,040.	399,800	775,200	775,200	Year End Roll	1/3/2019
2018	104	FV	375,400	0	5,040.	354,100	729,500	729,500	Year End Roll	12/20/2017
2017	104	FV	352,300	0	5,040.	297,000	649,300	649,300	Year End Roll	1/3/2017
2016	104	FV	352,300	0	5,040.	297,000	649,300	649,300	Year End	1/4/2016
2015	104	FV	314,300	0	5,040.	257,000	571,300	571,300	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif								Notes
SHEA ELAINE M E	76818-580	1	1/28/2021	Convenience	99	No	No									
SHEA WILLIAM E,	69614-553		7/17/2017	Convenience		No	No									
	6024-58		1/1/1901	Family		No	No	N								

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
11/7/2017	1475	Re-Roof	12,000	C					7/25/2018	MEAS&NOTICE	CC	Chris C												
									12/31/2008	Measured	372	PATRIOT												
									6/12/2000	Inspected	197	PATRIOT												
									12/21/1999	Mailer Sent														
									12/2/1999	Measured	270	PATRIOT												
									1/1/1982		GP													

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Average															
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:															
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:															
Foundation: 3	- BrickorStone			A 3QBth:	Rating:															
Frame: 1	- Wood			1/2 Bath:	Rating:															
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:															
Sec Wall:				OthrFix:	Rating:															
Roof Struct: 2	- Hip			<b>OTHER FEATURES</b>																
Roof Cover: 1	- Asphalt Shgl			Kits: 2	Rating: Average			1st Res Grid   Desc: Line 1   # Units 1												
Color: GREEN				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Fpl: 2	Rating: Average			Other												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper												
Grade: C	- Average			<b>CONDOS INFORMATION</b>				Lvl 2												
Year Blt: 1922	Eff Yr Blt:			Location:				Lvl 1												
Alt LUC:	Alt %:			Total Units:				Lower												
Jurisdict:	Fact: .			Floor:				Totals				RMs: 11	BRs: 4	Baths: 2	HB					
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																
Avg Ht/FL: STD				Phys Cond: AG	- Avg-Good			26.	%											
Prim Int Wal 2	- Plaster			Functional:																
Sec Int Wall:				Economic:																
Partition: T	- Typical			Special:																
Prim Floors: 3	- Hardwood			Override:																
Sec Floors:				Total:	26.4 %															
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>																
Subfloor:				Basic \$ / SQ: 180.00																
Bsmnt Gar:				Size Adj: 1.09871793																
Electric: 3	- Typical			Const Adj: 0.99980003																
Insulation: 2	- Typical			Adj \$ / SQ: 197.730																
Int vs Ext: S				Other Features: 116500																
Heat Fuel: 2	- Gas			Grade Factor: 1.00																
Heat Type: 5	- Steam			NBHD Inf: 1.00000000																
# Heat Sys: 2				NBHD Mod:																
% Heated: 100				LUC Factor: 1.00																
Solar HW: NO	Central Vac: NO			Adj Total: 684897																
% Com Wal	% Sprinkled			Depreciation: 180813																
				Depreciated Total: 504084																
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:	Color:			
<b>SPEC FEATURES/YARD ITEMS</b>																				
<b>PARCEL ID</b> 165.0-0002-0001.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N Total Yard Items: Total Special Features: Total:																				